

North Redmond Neighborhood Plan Planning Commission Recommendation – Policies

Neighborhood Element

F. North Redmond Neighborhood Policies

The North Redmond neighborhood is located on the hillsides east of the Sammamish Valley and constitutes the northeastern corner of Redmond. The neighborhood is bound on the north by NE 124th/128th Street, on the east by Avondale Road, and on the south by the Redmond/Puget Sound Energy Trail until the power line turns south. At this point, the neighborhood boundary moves to the north and then jogs around several developments whose access is primarily taken from NE 116th Street. At Redmond-Woodinville Road the boundary turns south to encompass the Valley Estates development and then turns north to create the western boundary of the neighborhood by including residential properties west of 154th Place NE.

{insert Neighborhood Map – showing boundaries}

Public Participation in the Neighborhood Plan Update

The North Redmond neighborhood plan is based on a significant amount of public participation by the people who live, work, and own property not only within the neighborhood but also in the immediate vicinity. A 10-member Citizen Advisory Committee considered the long-term changes that may occur in the neighborhood through 2022.

The Citizen Committee participated in a “Citizen’s Academy” through which City standards, citywide policies and regulations, innovative opportunities, and trends were discussed by City staff and local experts. Three neighborhood-wide open house venues were provided in order to gain a sense of concern and support from the residents of North Redmond and the surrounds. Early venues allowed attendees to identify areas for improvements and to provide input to the major topics being considered as part of the plan update process. Later venues enabled further refinement of recommendations that were formed by the Citizen Advisory Committee, based on public input submitted at the events and through mailed summaries.

The Citizen Advisory Committee also considered projects and concepts that will benefit the neighborhood. A list of Priority Projects for consideration as Capital Improvements, along with a list of Recommended Future Considerations was generated. The lists will serve as a basis for communication and action between the City and the residents as the North Redmond Neighborhood plan is implemented.

Neighborhood Vision

The vision statement below is a word picture of the North Redmond neighborhood in the year 2022. It is intended to represent what the neighborhood will look and feel like when and as the plan is implemented.

- North Redmond is a distinctive and desirable neighborhood. Despite being developed with urban levels of development, many mature trees and open spaces throughout the neighborhood have been preserved, leaving a sense of the semi-rural history of this part of Redmond.
- The areas surrounding the neighborhood’s eastern and western boundaries have remained rural and agricultural/urban recreational, respectively. Trails and pathways throughout the neighborhood and along or within preserved open space corridors, mostly characterized by streams and forested

ravines, create a seamless continuity between rural areas and centrally located residential neighborhoods, parks, and neighborhood gathering spaces. Safe connections for pedestrians and bicyclists have been enhanced through the expansion of a multi-purpose, accessible trail network.

- The area's environmentally constrained land has been preserved by allowing clustering of new homes in order to protect wetlands and steep slopes. Residential areas are set back from the major roads on the perimeter of the neighborhood, and many new homes have utilized low-impact development techniques to further protect the area's natural resources. The protected slopes and wetlands have led to generous portions of land remaining forested.
- Within North Redmond, there are a variety of home sizes and styles ranging from large luxury homes built on acre lots, to smaller attached and detached homes built at four to six units per acre. Home styles include choices for people of all ages, family types, and a variety of income levels. The neighborhood is conveniently located for residents who work and shop in Redmond's Downtown.
- Nearly all the developments in North Redmond are connected by a series of vehicular and/or pedestrian trails and linkages which are accessible by all types of pedestrian traffic such as strolling, and jogging, as well as by equestrians and bicyclists in order to take advantage of the area's open space corridors, improved streets, and other natural amenities. A high degree of connectivity is provided within the neighborhood. Most streets provide through connections to other developments and arterials. Vehicular or pedestrian connections are provided at appropriate locations along lengthy or cul-de-sac streets.
- Redmond-Woodinville Road, Avondale Road NE, NE 116th Street, NE 124th/128th Street, and NE 172nd Avenue remain the main arterials and collectors in the neighborhood.
- North Redmond is a neighborhood known for its variety of parks and open spaces. The Northeast Redmond (Smith) Park has been expanded to include other nearby or adjacent properties, and the City has successfully acquired other parcels in the neighborhood, including park area west of 172nd Avenue NE. The Redmond/Puget Sound Energy Trail has been improved into a linear park that serves as a unifying feature with the Education Hill neighborhood, and a number of small parks have been added to the Power Line Trail as adjacent properties have developed. Amenities such as benches at vista points and along walkways, and restrooms in public facilities have been incorporated into the neighborhood.
- In addition to having easy access to Redmond's Downtown urban center, the North Redmond neighborhood is conveniently served by other shopping opportunities including Avondale Center and other neighborhood commercial gathering places.

Neighborhood Communication Policies

The neighborhood planning process provided many opportunities to involve the public and improve communication between the City of Redmond and people who live, work, or own property in the North Redmond neighborhood. Based on input provided by the Citizen Advisory Committee, the City's strategic neighborhood team will continue to work to develop stronger communications with the neighborhood and vicinity, and to enhance delivery of City services through a coordinated effort. The team includes representatives from all City departments including Planning, Public Works, Police, Fire, Finance, and Parks.

The formation of a neighborhood citizen committee for the purpose of maintaining ongoing communication with the City has been strongly supported by the neighborhood. In addition to providing annual feedback to the City on the implementation of the neighborhood plan, the committee may serve as

a resource for the City regarding issues that may be of interest to the neighborhood. The committee may also help to create a stronger identity for the neighborhood by considering issues such as gateways, signage, and increased involvement of neighborhood residents.

N-NR-1 Support the North Redmond residents in the formation of a neighborhood citizen committee, following the adoption of the neighborhood plan update.

N-NR-2 Meet with the residents of the neighborhood and the neighborhood citizen committee beginning one year after the adoption of the 2006 neighborhood plan update to evaluate implementation of the neighborhood plan, identify needed changes, update the priority projects list, and discuss opportunities and areas of concern with the neighborhood.

General Land Use Policies

General land use policies ensure that the services and amenities located within the North Redmond neighborhood meet the daily and weekly needs of the predominately residential neighborhood. Policies seek to balance the strong demand for additional residential development, the need for pedestrian and bicycle amenities, and community gathering places. These amenities provide for the convenience of North Redmond residents and reflect upon the desire to preserve the area's natural qualities. Additional amenities such as benches strategically placed along trails, paths and sidewalks serve to promote a sense of community and uniqueness of the neighborhood. By recognizing the value of environmentally critical areas such as the various creeks that run through the neighborhood, wetlands and steep slopes, the City's policies focus residential development in areas that have the least environmental constraints.

The land use policies for North Redmond also recognize the character of existing and well established neighborhoods that are located on large, but otherwise unconstrained lots in single-family subdivisions throughout the neighborhood.

N-NR-3 Preserve the North Redmond neighborhood as a predominantly residential neighborhood, with a variety of amenities that serve the daily and weekly needs of the North Redmond residents.

N-NR-4 Conserve and strive to enhance existing significant natural features including steep slopes, wetlands, streams, creeks, trees, and fish and wildlife habitat conservation areas.

N-NR-5 Encourage innovative development techniques that provide for a variety of lot sizes, housing types, styles, and sizes, and a variety of affordability levels within the neighborhood.

N-NR-6 Encourage owners of underdeveloped contiguous parcels to coordinate development with neighboring property owners in order to create a cohesive and well designed neighborhood.

N-NR-7 Ensure that the North Redmond neighborhood boundary reflects any future modification of the King County designated Urban Growth Area.

Neighborhood Character and Design Policies

There are three main defining characteristics of the North Redmond Neighborhood: its open spaces and natural resources; its mix of housing types, sizes, and styles that promote high-quality design; and its neighborhood gathering spaces.

North Redmond's open space and natural character is derived from its forested ravines, wetlands, open spaces, and pedestrian and bicycle linkages. In order to preserve the area's natural features, the appropriate use of planning and design tools are needed to protect and enhance these assets. Several techniques can be used to retain these natural features while accommodating new residential development. The use of residential clustering, setbacks and landscape buffers will foster a neighborhood that coexists with the landscape rather than dominates it.

N-NR-8 Promote the preservation of the area's important natural features through clustering and allowing innovative forms of housing that utilize less land area, particularly in the vicinity of critical areas as designated by the Critical Areas Ordinance.

N-NR-9 Promote the preservation of public view corridors through a variety of techniques such as innovative site design.

N-NR-10 Preserve scenic, public view corridors toward the Cascades and the Sammamish Valley. Public view corridors are defined along NE 116th Street, 172nd Ave NE, NE 122nd Street to 162nd Place NE, 154th Place NE, Redmond-Woodinville Road, and along the easement of the Redmond/Puget Sound Energy Trail.

N-NR-11 Require that new development be designed in a manner that demonstrates respect of the natural features of the neighborhood, such as terraces, ravines, woodlands, streams and wetlands.

N-NR-12 Provide incentives and support for the preservation of open space corridors to maintain natural transitions between semi-rural areas and critical areas, in addition to open spaces and protected easements that are adjacent to developed portions of the neighborhood.

N-NR-13 Require the retention and promote the health of landmark trees. Require sidewalk designs that meander around the tree(s) and respective driplines, or include them within curb bulbs in locations along arterials where there is sufficient existing right-of-way, unless said location would prove a danger to public safety.

By staggering setbacks along arterials through residential design and development, visual variety will be enhanced and help to retain the area's semi-rural qualities.

N-NR-14 Require setbacks along principal and designated collector arterials in order to preserve the natural transition areas, retain semi-rural qualities, and encourage visual variety. Allow for adjustments as needed for parcels two acres or less in size.

N-NR-15 Discourage direct vehicular access to new single-family residences from arterials.

Another quality of North Redmond's character is its semi-rural history. The area began to see dramatic changes between 1995 and 2005, yet remnants of its early beginnings remain present. The keeping of horses on larger lots with regional connections to equestrian facilities, and the preservation of existing low-density residential developments within the neighborhood are examples of the semi-rural features that still remain, yet also provide a sense of the early development and character of the neighborhood.

N-NR-16 Allow the keeping of horses in low-density residential areas. Maintain existing equestrian linkages within the neighborhood and to regional trails within the neighborhood's vicinity.

N-NR-17 Maintain the existing R-1 density in the Equestrian Tracts and Valley View Estates subdivisions, in recognition of the critical areas within these areas.

{Insert Public View Corridors Map}

Environmental Protection

Policies to preserve the natural environment focus upon protecting the most environmentally critical areas and retaining open space corridors. These corridors, comprising streams and forested ravines, provide a visual continuity between semi-rural and agricultural areas that lie to the east and west. In addition, open space corridors secure natural habitat for wildlife that otherwise would be displaced by development. Maintaining the integrity of forested slopes enhances the ecological functions of the region's streams, allows for infiltration, ensures survival of native wildlife, and protects the property from excessive erosion and slope failure.

Implementation of Redmond's Critical Areas Ordinance and Stormwater Regulations will help support the neighborhood vision for preservation of open spaces and environmental resources. The use of Low Impact Development (LID) standards for new construction will help further enhance these programs, along with the use of compost-amended soils in all landscaped areas.

The use of LID practices as a stormwater management strategy emphasizes conservation and the use of existing natural features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns. Hydrology and natural site features that influence water movement will guide the site planning for streets, structures and other infrastructure layout. LID standards establish the conservation of natural site assets which include native vegetation and soils, existing drainage courses, and directing development away from environmentally critical areas. When strategically distributed throughout the project, the native vegetation and soil also functions as a hydrologic control that helps to slow, store and infiltrate storm flows.

The use of compost-amended soils in addition to glacial till-based soils further enhances LID practices for urban development. Proven benefits of using compost-amended soils include a reduced demand on summer irrigation, reduced storm water runoff and erosion, and improved soil quality which improves the health of and success in establishing landscaped areas. Use of compost-amended soils may provide other long-term environmental benefits including reduced pesticide use and runoff as well as reduction in the need to use fertilizer in landscaped areas. Fertilizer and pesticide use are proven hazards for the health of local streams and creeks, including Cottage Creek, Bear Creek and the Sammamish River as well as the City's aquifers, watersheds, and other water bodies. By linking the use of compost-amended soils with appropriate plant selection, property owners in North Redmond will likely benefit from reduced costs for maintaining landscaped areas. The Washington State Department of Ecology has published guidelines for production, quality measurements for compost-amended soils and site implementation.

N-NR-18 Require the use of compost-amended soils, consistent with the guidelines of the Washington State Department of Ecology, in the required landscaping for all developments.

N-NR-19 Preserve native soils, to the extent possible, during development.

N-NR-20 Allow, under the discretion and guidance of the City's Technical Committee, for the use of privately maintained, smaller and more strategically placed stormwater detention facilities, that:

- **Include LID technologies or vault systems;**
- **Promote dual use of privately maintained storm facilities, such as off-season garden areas or sports courts designed with permeable surfaces;**

- Incorporate native, natural, screening, and shade plantings that are supportive of wetland ecology and are designed by a Washington State certified professional wetland scientist; and
- Utilize compost-amended soil techniques in all landscaped areas.

N-NR-21 Consider cooperative stormwater agreements to consolidate facilities whenever possible.

N-NR-22 Promote cooperative partnerships among residents and the City in order to create or upgrade storm retention and detention facilities through the use of natural and native landscaping as well as attractive fencing.

N-NR-23 Encourage the use of native and habitat plants, in required landscaping.

N-NR-24 Prohibit the invasion of noxious weeds as listed by the Washington State Noxious Weed Board by limiting and guiding the use of specific plants in landscaped areas in North Redmond.

The North Redmond neighborhood includes areas east of 172nd Avenue NE that lay within the City's Wellhead Protection Zone 2 and Zone 3. The western portion of the neighborhood lies within Zone 4. In addition to City wells, local private wells currently exist in this neighborhood. The presence of wells and the general need to maintain groundwater supplies for other beneficial purposes means that groundwater recharge should be maintained as development occurs.

N-NR-25 Require, under the discretion and guidance of the City's Technical Committee, applicants for all new development to analyze and make provisions to closely match natural amounts of groundwater recharge. Provisions include measures such as the preservation of natural and native vegetation and soils, minimizing total impervious surfaces, and designing small scale, distributed hydrologic controls that are required for groundwater infiltration.

Neighborhood Gathering Spaces

In addition to the neighborhood parks and trails, the long-range vision for North Redmond includes neighborhood commercial and gathering places that serve both convenience needs for North Redmond residents and provide locations for people to meet and recreate. Based on their locations, the various places have distinct qualities that service different aspects of the neighborhood – ranging in scale and geared to serve pedestrians and bicyclists in the immediate neighborhood. Neighborhood commercial space is provided along both the eastern and western edges of the neighborhood while other gathering places are provided throughout at parks, open spaces, schools, and churches. The variety of places support pedestrian and other non-motorized access, but based on the neighborhood's topography, some people will be less likely to walk to peripheral locations.

Future neighborhood plans and proposed amendments to the plan will continue to allow for the consideration of an additional neighborhood commercial and gathering place, in an appropriate location, within the North Redmond neighborhood.

N-NR-26 Encourage opportunities for the creation of neighborhood commercial and gathering places either as a proposed privately-initiated amendment or along with future neighborhood plan updates.

In recognition of the unique character of the North Redmond neighborhood and in order to promote a sense of identity and place for the neighborhood residents, the intersection of NE 116th Street and 172nd

Avenue NE is identified for the creation of innovative forms of housing, along with enhanced neighborhood amenities. At the intersection of pedestrian and bicycle amenities, the point at which two multi-modal corridors meet, and as the center of the North Redmond neighborhood, this intersection is encouraged to host features that allow the residents to come together. Features, such as benches, a natural landscaping area, appropriate signage, or a small resting area support the opportunity for neighborhood gathering and recognition.

Innovative housing types, sizes, and levels of affordability also integrate with the multi-modal character of the intersection. The immediate proximity to alternative transportation services and amenities allows the residents of smaller, size-limited dwellings to further consider reducing or eliminating their need for automobiles. Smaller dwellings also support the need for a variety of affordability levels within the neighborhood. As the population of Redmond continues to grow, and in order to support the ability for existing residents to age in place, the North Redmond neighborhood provides housing choices that are affordable to residents such as seniors, teachers, and the general work force.

N-NR-27 Utilize incentives to promote innovative forms of housing within the vicinity of the intersection of NE 116th Street and 172nd Avenue NE that:

- **Offer choices of detached housing types such as cottages, ADU's, and size-limited dwellings that are affordable to a diverse population such as seniors, teachers, and the general work force;**
- **Help to enhance a neighborhood identity;**
- **Enhance the natural beauty and environs; and**
- **Provide a sense of place that may include gathering space for area residents.**

N-NR-28 Support the use of community spaces located throughout the neighborhood such as churches, schools, and other locations for the purpose of community based gathering.

Parks, Recreation and Open Space Policies

As vacant land is diminished in some areas to accommodate residential development, these policies seek to ensure that remaining open space is protected and its quality enhanced. While the development of many new homes will change the semi-rural character of North Redmond, the City's critical areas regulations and developer incentives will help protect many of the neighborhood's open spaces and natural resources. In addition, the Bear Creek area and the Sammamish Valley will continue to surround the North Redmond neighborhood with open space uses. Neighborhood parks also protect open space and provide recreational opportunities. The City has acquired a five-acre parcel in the northeast corner of the neighborhood for future park uses, and other neighborhood plan policies seek to enhance trail corridors and pathways to provide recreational opportunities within the neighborhood. Other parks in close vicinity to North Redmond include 60 Acres Park to the west, Juell Community Park to the east, Farrel-McWhirter and Perrigo Parks to the southeast, and Hartman Park to the south. The Parks, Recreation and Open Space Plan (PRO Plan) identifies facility needs for the neighborhood.

Opportunities to expand passive and/or active recreation and open space facilities exist throughout the neighborhood. These include the addition of a centrally located park or expansion of other existing parks and open spaces that will better meet residents' recreational needs. Also, the Redmond/Puget Sound Energy Trail, which currently divides the North Redmond and Education Hill neighborhoods, could be developed into a unifying feature that services both neighborhoods. Any new park facilities would be integrated into the open space corridor and trail system.

N-NR-29 Support efforts to acquire property in North Redmond, located near or adjacent to the Northeast Redmond (Smith) Park site.

N-NR-30 Work with Lake Washington School District to explore all options for development of the school property located on the southwestern corner of the intersection of 172nd Ave NE and NE 122nd Street to include park facilities, local artists display space, and public meeting space in configurations such as:

- **Parks and recreation facilities;**
- **Mixture of housing and parks; or**
- **School, public library, and community recreation facilities.**

N-NR-31 Explore creative funding opportunities to support acquisition of additional park sites in North Redmond such as charitable remainder trusts, long-term purchase agreements, charitable donations, density land transfers, and grants.

Connectivity and options for residents to utilize non-motorized forms of transportation is a priority for the North Redmond neighborhood and surrounding areas. The North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map indicate preferred connections. Trails which are of primary interest for development are shown as Priority 1, with all other connections respectively identified. Alignments are general as the connection types, cross-sections, and final alignment are considered by the City's Technical Committee as development occurs. Additional choices are also available through a variety of other connections such as multiple-use easements, sidewalks, and paths.

N-NR-32 Encourage the use of permeable treatments in the development of hard surface trails, where applicable.

N-NR-33 Work in collaboration with Puget Sound Energy to explore the designation and development of the Redmond/Puget Sound Energy Trail as a linear park that both serves and unifies the North Redmond and Education Hill neighborhoods.

- **Promote trails and landscaping that are compatible with operation and maintenance of the power line, as well as other amenities as determined appropriate by the City's Parks Board;**
- **Encourage the development of a variety of parks and open spaces along the Redmond/Puget Sound Energy Trail as development occurs on adjacent parcels;**
- **Support City efforts to negotiate with Puget Sound Energy for the renewal of easements allowing use of the Redmond/Puget Sound Energy Trail for linear park, including trails and linkages; and**
- **Consider amenities such as:**
 - **Combined multi-purpose trails that support pedestrians and bicyclists, including non-motorized road bicycles;**
 - **Dog service stations, drinking fountains, exercise stations, and restrooms; and**

- Educational signage concerning nearby natural features, critical areas, and area history.

N-NR-34 Promote the complete construction of a North Redmond multi-purpose trail network for pedestrian, bicycle and equestrian use parallel to NE 116th Street, NE 124th/128th Street, Redmond-Woodinville Road, Avondale Road and 172nd Avenue NE. Design and implement a trail that follows the ravine in the western portion of the neighborhood and connects to the trail that follows the Redmond/Puget Sound Energy Trail or as otherwise delineated on the North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map. Delineate and align trails to provide continuous access, and that meander to avoid tree loss; including routes along safe passageways parallel to and set back from arterials and collectors, as shown on the North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map and to include amenities such as benches and resting places.

N-NR-35 Encourage multiple-use trail linkages, utilizing permeable materials where appropriate:

- From residential developments to trails and open spaces;
- Between existing developments;
- At appropriate locations within cul-de-sacs;
- To improve safe walking paths for access to schools, in accordance with Lake Washington School District standards, and to parks within the neighborhood; and
- To support use by pedestrians and bicyclists.

N-NR-36 Encourage the maintenance of pedestrian and bicycle connections on private streets and on public trails where vehicular access may otherwise be denied.

N-NR-37 Promote public access, viewing, or educational opportunities, where appropriate, to critical areas such as wetlands, ravines, and open spaces.

N-NR-38 Require, within utility corridors and associated easements to offsite connections, the granting and/or improvement of pedestrian and other non-motorized public access easements for all new development, when determined appropriate by the City's Technical Committee.

Housing Policies

Beginning in the mid-to-late 1990's, North Redmond began shifting from a very semi-rural neighborhood to a rapidly changing urban area with predominately larger and consequently more expensive homes. If these development trends continue, homes in North Redmond will be out of reach for many people who work in Redmond but can't afford to live here. Together with other neighborhoods in Redmond, residents of North Redmond support activities to increase the variety of home choices available for all ages and varying income levels, while not precluding the construction of high-end housing within the neighborhood. Some of the innovative home choices supported by North Redmond residents include cottages and multi-plex housing and size-limited structures. These forms of housing styles, through the lessened impact of a smaller footprint, will also help to achieve other neighborhood goals for preserving stands of mature trees, creating new open space areas, establishing neighborhood connectivity and linkages, and protecting the area's other natural resources. Design standards that promote a single-family appearance for these

innovative home choices will ensure that North Redmond presents itself as a cohesive and interconnected neighborhood.

By providing a variety of home sizes and styles, new housing costs will be relatively more affordable for many households. However, it is unlikely that, without incentives, there will be any new homes built in North Redmond that are affordable for working families with moderate wages. Among these households are teachers, nurses, administrative support workers, police, firemen, and seniors. Consistent with other City of Redmond goals to provide housing for all economic segments of the community, North Redmond supports regulations that require a percentage of all new housing to be made affordable to moderate-income households.

N-NR-38 Allow two cottage units in place of each single-family dwelling for Single-Family Urban zones in North Redmond, pursuant to Section 20C.30.52-040 (Cottage Housing Regulations) of the Redmond Community Development Guide, except in the R-8 zone.

N-NR-39 Allow the construction of multi-plex housing units in Single Family-Urban zones particularly in order to preserve stands of mature trees, create new open space areas, establish neighborhood connectivity and linkages, and protect the area's other natural resources. Ensure that multi-plex units are interspersed with a variety of other housing types, avoiding the location of units adjacent to each other.

N-NR-40 Require the design of multi-plex and other innovative housing styles to portray the appearance of single-family houses. Allow up to one entrance per side and do not architecturally differentiate attached dwellings.

N-NR-41 Encourage the design and building of size limited and affordable dwellings including Accessory Dwelling Units and Air Space Condominium design.

N-NR-42 Encourage clustered residential development in the North Redmond neighborhood. In addition to regulations set forth in Section 20C.30.50 (Clustering Regulations), maintain a significant amount of contiguous open space and preserve a minimum of 25% of the site.

N-NR-43 Require a minimum of 10% of the units in all new housing developments of 10 units or more in the North Redmond neighborhood to be affordable, as defined in the Redmond Community Development Guide. Minimize development costs associated with this requirement by providing bonuses and incentives.

N-NR-44 Promote the design of new single-family dwellings that maintain visual interest and provide a mix of home sizes and styles within new developments.

N-NR-45 Ensure that new single-family dwellings are designed to have living space as the dominant feature of the street elevation to encourage active, engaging, and visually appealing streetscapes with landscaping and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless the home is located on an arterial and design options to minimize the appearance of the garage are limited.

N-NR-46 Apply and maintain the Residential Development and Conservation Overlay Zone in North Redmond as shown on Redmond's zoning map. Allow density to be transferred from critical areas and associated buffers to developable areas at a maximum density of one unit per acre. Limit the maximum underlying zoning to R-4 for all properties within the overlay zone.

The overlay zone applies to those properties along 154th Place NE from the intersection with Redmond-Woodinville Road on the south to the City Limit Line and Urban Growth Area boundary on the north, as well as for those properties along NE 124th Street and 162nd Place NE from Redmond-Woodinville Road on the west, to an alignment with 167th Ave NE on the east, the City Limit Line on the north, and NE 116th Street on the south; with the exception of properties fronting the intersection of Redmond-Woodinville Road and NE 124th Street; as shown on the Comprehensive Land Use Plan Map.

{insert Zoning Map}

Transportation and Circulation Policies

One of the key components of the North Redmond vision is the interconnectedness of the neighborhood. Residents of North Redmond place a high value on creating a neighborhood that promotes walkability and pedestrian friendliness, while also providing for other non-motorized and vehicular travel in a safe environment. A connections map has been prepared that outlines preferred trails, connections, streets, and linkages throughout the neighborhood. Reducing the number of cul-de-sacs and providing linkages at appropriate intervals to open spaces, neighborhood and regional trails, parks, and adjacent developments will help ensure that the neighborhood's goals for connectivity and walkability are achieved.

Streetscape characteristics, such as meandering sidewalks, tree canopy, and preservation of significant trees, will also add quality to the pedestrian and residential experience. Traffic mitigation and pedestrian amenities will be included in street design and construction. Some of these measures include low-level fencing and landscaping, benches as an identifying feature of the neighborhood, narrow, tree-lined streets, and street-designs such as the Street-Edge Alternative program that will help preserve some of the neighborhood's semi-rural character while providing for urban levels of development.

Finally, the neighborhood's trails and linkages provide connections between developments throughout North Redmond and to neighborhood destinations such as parks and schools, and to community gathering areas. The City's Parks, Recreation and Open Space (PRO) Plan indicates that the North Redmond neighborhood is served by the Redmond/Puget Sound Energy Trail which is a Backbone Trail, along with existing and proposed Collector Trails along NE 116th Street, 172nd Avenue NE, Avondale Road NE, and 124th/128th Avenue NE. A proposed Soft Surface Multi-Use trail is shown in the ravine extending north of 162nd Avenue NE, between NE 116th Street and NE 124th Street. These trails connect the neighborhood to other Collector and Backbone trails in the City. Where practical, linkages from developments to open spaces will provide trail connections that are designed to accommodate all levels of pedestrian activity.

N-NR-47 Encourage reliable and frequent transit services along multi-modal corridors, within the North Redmond neighborhood and immediate vicinity, consistent with the Redmond Transportation Master Plan.

N-NR-48 Ensure that as new development occurs on a property or configuration of adjacent properties, the developer plans, designs, and implements linkages as shown on the North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map, in order to promote connections to schools, recreation, and to other developments. Accommodate a variety of motorized and non-motorized traffic in the neighborhood. Allow for flexibility in the general location and alignment of the connections while utilizing mitigation techniques to accommodate increased traffic, reduce impacts to corridor residents, and provide enhanced safety measures.

N-NR-49 Encourage adjacent property owners along NE 116th Street, 172nd Ave NE, NE 122nd Street, 162nd Place NE, NE 124th Street, Redmond-Woodinville Road, and 154th Place NE to coordinate the required improvements to infrastructure in order for improvements to occur at one time.

N-NR-50 Ensure the implementation of traffic calming features along 172nd Ave NE, north of NE 116th Street to NE 124th/128th Street, including but not limited to landscaped buffers and medians.

N-NR-51 Ensure the incorporation of traffic mitigation techniques at the intersection of 172nd Ave NE and NE 116th Street, which is the intersection of two multi-modal corridors, and include in the analysis opportunities for:

- Efficient traffic flow;
- Pedestrian and bicycle travel; and
- Safety for pedestrians, bicyclists, and motorists.

N-NR-52 Study, identify, and install features to promote a minimum of three safe crossings at appropriate intervals along NE 116th Street, within the segments from Redmond-Woodinville Road to Avondale Road NE.

N-NR-53 Require that bike lanes are also delineated if centerlines are added to existing streets.

N-NR-54 Require that any new private streets are designed, built, and maintained for pedestrian safety and accessibility as defined in the Transportation Master Plan, in addition to utilizing low impact and environmentally sensitive techniques as appropriate.

N-NR-55 Encourage the design and construction of all new local streets at the minimum allowable width in order to preserve the area's character, protect critical areas, and reduce stormwater runoff, while also providing for safe pedestrian and bicycle activity, provided that there is a minimum of two vehicle access points serving the development.

N-NR-56 Encourage the design and construction of new streets to follow the natural topographic contours of the land and avoid landmark trees.

N-NR-57 Allow narrow street, Street Edge Alternative (SEA), and Low-impact Development design and construction standards on local streets. Ensure that the designs:

- Do not result in a reduction of class or service as defined by the existing City street standards;
- Provide access to residential areas while reducing environmental and economic impacts; and
- Do not increase congestion, hazards or difficulty in serving the area.

N-NR-58 Utilize traffic-calming techniques to slow traffic through residential neighborhoods including on arterials and collectors.

N-NR-59 Support the installation and maintenance of soft-surface trails, as components of multi-modal corridors, to allow for safe use by joggers and walkers.

{insert Original Connections Map NR-1}

{insert Connections Map}

Utilities Policies

The state Growth Management Act (GMA) and King County Countywide Planning Policies direct cities to be the provider of local urban services to urban areas. North Redmond property owners within the Urban Growth Area (UGA) who decide to subdivide their land are required to install urban water and sewer systems. Policies in the Utility Element of the Comprehensive Plan seek to achieve the following: to protect the environment by minimizing disruption of the natural and built environment when placing utilities, to encourage provision of utilities in an economical fashion, and minimize disruption that results from the provision of utilities to the natural vistas and to open spaces within the neighborhood. As development in North Redmond continues, it is ever important to ensure that reliable and consistent utility services are available to its residents.

N-NR-60 Require the under grounding of all new utilities in North Redmond and as older utility lines are updated. Coordinate the under grounding of existing overhead utilities as street construction or maintenance occurs in these service areas.